

**SECTION 01 23 00**  
**ALTERNATES**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. Section includes administrative and procedural requirements for alternates.

**1.2 DEFINITIONS**

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

**1.3 PROCEDURES**

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

**PART 2 - PRODUCTS**

Not Used

**PART 3 - EXECUTION**

**3.1 SCHEDULE OF ALTERNATES**

- A. ALT 1: DEDUCT: ENTRANCE VESTIBULE AND CANOPY AT NEW ENTRY
  - 1. Delete scope for entrance canopy at courtyard entry, this includes slab on grade and structural framing.
  - 2. Omit expansion joint at the vestibule
  - 3. Omit roof system at the vestibule.
  - 4. Omit roof drainage system at the vestibule.
  - 5. Omit all work related to storefront system.
  - 6. Omit all work related to the Siding Panels (composite panel system).
  - 7. Omit all work related to lighting and power in the vestibule.
  - 8. Omit all work related to the chilled beams in the vestibule.
  - 9. Omit all work related to the walk off mat in the vestibule.
  - 10. Omit relocating existing landscape light fixture.
  - 11. Replace existing automatic single sliding entry door and threshold.

- B. ALT 2: DEDUCT: SPIRAL STAIRS
  - 1. Omit new spiral stair.
  - 2. Omit demo scope of existing stair, guardrail, handrail and associated landings and attachments.
  - 3. Protect existing stairs, guardrail, handrail and associated landings and attachments. from damage during demo work
  - 4. Sandblast and repaint existing stairs to match existing (2) colors.
  - 5. Sandblast and repaint existing handrail and guardrail to match existing color.
- C. ALT 3: DEDUCT: WINDOW REPLACEMENT AT BLDG 1
  - 1. Retain existing windows at Building 1 on north and south face, typical at 10 locations.
  - 2. Omit all related scope to the window replacement at Building 1.
  - 3. Omit painting at window sills, head and jamb for both the interior and exterior.
- D. ALT 4: DEDUCT: EXTERIOR WINDOW BLINDS
  - 1. In lieu of integrated horizontal blinds within the window system provide surface mounted interior 1" horizontal mini blinds, Levelor or equal by Hunter Douglas.
  - 2. Omit glass protection at integral blinds.
  - 3. Extend mullion extension and gyp board to window assembly.
- E. ALT 5: DEDUCT: PHOTOVOLTAIC SYSTEM AT ROOF
  - 1. Delete photovoltaic system in its entirety. This shall include the interconnection breaker, utility disconnect, REC meter, associated AC feeder, inverter, combiner box, PV modules, ballasted racking system and DC wiring.
- F. ALT 6: DEDUCT: PAINT EXTERIOR
  - 1. In lieu of painting the complete exterior provide localized painting to match existing in the areas of work around new windows and doors. Patch and repair walls as required to match existing.
- G. ALT 7: DEDUCT: GEOTHERMAL SNOW MELT AT RAMP
  - 1. Delete geothermal snow melt loop in the ramp and rough in for future connection
  - 2. Omit closet walls and painting scope in Storage Room D1453 for plumbing equipment related to the snow melt system.
  - 3. Omit pair of doors D1453A
  - 4. Omit downlight in closet
  - 5. Revise ACT ceiling to be continuous with Storage Room when closet is removed.
  - 6. Omit circuiting for SMS/1, SMP/1 and SMP/2.
- H. ALT 8: DEDUCT: IP VIDEO SURVEILLANCE CAMERAS.
  - 1. Delete all IP video surveillance cameras and associated cabling, supports and power supplies.
  - 2. Delete IP video surveillance network video recorders, software and controllers.
- I. ALT 9: DEDUCT: EMPLOYEE PATIO
  - 1. Omit the scope for the employee patio with new structural deck.
  - 2. Omit the scope for the glass wind screens.
  - 3. Retain the existing monumental steps with new traffic topping to mitigate water intrusion into existing storage room below.
  - 4. Retain existing concrete stairs, wall and below grade storage room.
  - 5. Retain existing Storage Room door, omit new door at storage room.
  - 6. Rewire Storage Room D1453 per electrical/telecom plans.

BUILDING 1A SEISMIC CORRECTIONS  
VA SIERRA NEVADA HEALTH CARE SYSTEM  
RBB PROJECT #1013700

VA PROJECT #654-336  
VA CONTRACT #VA 261-P-0888  
SOLICITATION #: VA261-12-R-0544

7. Provide flooring and painting per finish schedule.
  8. Omit ceiling scope at Storage Room D1453.
  - J. ALT 10: DEDUCT: NEW T.I. SCOPE AT SECOND FLOOR OF BLDG 1 AT.
    1. Delete T.I. scope for new offices at Building 1A.
    2. Omit new door D2003.
    3. Existing infrastructure, fire protection and fire alarm to remain.
    4. Omit lighting, power and signal from offices.
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